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Doc#: 2309033162 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2023 03:21 PM Pg: 1 of 4

**PREPARED BY:**

Home Partners of America, Inc.  
120 S. Riverside Plaza, Suite 2000  
Chicago, IL 60606  
Attn: Lyra Mae Cabatuan

**UPON RECORDING RETURN TO:**

Home Partners of America, Inc.  
120 S. Riverside Plaza, Suite 2000  
Chicago, IL 60606  
Attn: Lyra Mae Cabatuan

**PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING**

THIS PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "*Partial Release*"), is made effective as of June 8<sup>th</sup>, 2022, by WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee, in trust for the registered holders of Home Partners of America 2021-1 Trust Single-Family Rental Pass-Through Certificates, having its principal corporate trust offices at 1100 North Market Street, Wilmington, Delaware 19890, Attention: Home Partners of America 2021-1 Trust (together with its successors and/or assigns, "*Grantee*").

**WITNESSETH:**

A. Pursuant to that certain Loan Agreement, dated as of July 21, 2021 (the "*Loan Agreement*"), by and between CITIBANK, N.A., a national banking association, its lender ("*Citi*"), and HPA II BORROWER 2021-1 LLC, a Delaware limited liability company, as borrower, having an address at 120 S. Riverside Plaza, Suite 2000, Chicago, Illinois 60606 (the "*Grantor*"), Citi agreed to make a loan (the "*Loan*") to Grantor in the maximum principal sum of Four Hundred Fourteen Million Five Hundred Eighty-Six Thousand Five and 00/100 Dollars (\$414,586,005.00). Capitalized terms used herein without definition shall have the meanings ascribed to such terms in the Loan Agreement.

B. To secure the payment, fulfillment and performance by Grantor of its obligations under the Loan Agreement and the other Loan Documents (as defined in the Loan Agreement), Grantor executed and delivered, among other things, that certain MORTGAGE, ASSIGNMENT

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OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated July 21, 2021 ("*Mortgage*"), and recorded as of December 8, 2021, as Instrument #2134225191, in the records of Cook County, Illinois (the "*Official Records*"), which Mortgage encumbers, among other things, that certain real property commonly known as 979 Beechwood Road, Buffalo Grove, IL 60089, and more particularly described in Exhibit A attached hereto and made a part hereof (the "*Released Property*"), together with certain other real property described in the Mortgage.

C. Citi subsequently assigned its interest in the Loan, Mortgage, and the other Loan Documents to Grantee. The Mortgage was assigned pursuant to that certain Assignment of Mortgage by Citi, as assignor, to Grantee, as assignee, dated as of July 21, 2021, and recorded as of December 8, 2021 as Instrument #2134225192, in the Official Records.

NOW, THEREFORE, in consideration of the above premises and the agreements set forth in this Partial Release and the Loan Agreement, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. **Partial Release.** Grantee has bargained, sold, and does by these presents bargain, sell, remise, release, convey and forever quitclaim to Grantor all the right, title, interest, claim or demand which Grantee has or may have had in and to the Released Property, together with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging. The release, conveyance, and quitclaim of the Released Property hereunder is a partial release, given for the purpose of releasing any and all right, title, claim and interest which Grantee has or may have had in and to the Released Property by virtue of the Mortgage, to have and to hold the said described premises unto Grantor, so that neither Grantee nor any other person or persons claiming under Grantee shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

**AS TO THE REMAINING PROPERTY SUBJECT TO THE MORTGAGE, THE MORTGAGE, LOAN AGREEMENT, AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION THEREWITH SHALL REMAIN IN FULL FORCE AND EFFECT.**

2. **Continued Force and Effect.** The Mortgage is hereby ratified and confirmed and all the terms, covenants and conditions and agreements contained therein shall stand and remain unchanged and in full force and effect, except as the same are specifically modified and/or released hereby. This Partial Release shall be binding upon and inure to the benefit of the parties referenced herein and their respective successors and assigns.

3. **Counterparts.** This Partial Release may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

4. **Governing Law.** This Partial Release shall be governed in accordance with the applicable laws set forth in Section 12.01 of the Mortgage.

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IN WITNESS WHEREOF, Grantee has signed and sealed this Partial Release, the day and year above written.

**GRANTEE:**

**WILMINGTON TRUST, NATIONAL ASSOCIATION,**  
as Trustee, in trust for the registered holders of Home  
Partners of America 2021-1 Trust Single-Family Rental  
Pass-Through Certificates

By: Midland Loan Services, a Division of PNC Bank,  
National Association, Its Master Servicer and Attorney-in-  
Fact

By: W  
Name: Wm. Dunger Schwartz  
Title: Senior Vice President  
Servicing Officer

STATE OF KANSAS        )  
  ) ss.  
COUNTY OF JOHNSON    )

This instrument was acknowledged before me on June 8<sup>th</sup>, 2022, by  
W. Dunger Schwartz, as Sr Vice President of Midland Loan Services, a  
division of PNC Bank, National Association, the Master Servicer and Attorney-in-Fact for  
**WILMINGTON TRUST, NATIONAL ASSOCIATION**, as Trustee, in trust for the registered  
holders of Home Partners of America 2021-1 Trust Single-Family Rental Pass-Through  
Certificates.

[Signature]  
Print Name: Jon Kirtley  
Notary Public in and for said  
County and State

My Appointment Expires:

\_\_\_\_\_



Signature Page to Partial Release

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## EXHIBIT A

### LEGAL DESCRIPTION OF RELEASED PROPERTY

LOT 314 IN ARLINGTON HILLS IN BUFFALO GROVE BEING A SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 42NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY23, 1966 AS DOCUMENT NUMBER 19834936, IN COOK COUNTY, ILLINOIS.

979 Birchwood Road Buffalo Grove, IL 60089

Tax ID: 03053060060000

Property of Cook County Clerk's Office

Exhibit A